

**South Park Stakeholders Group Board of Directors Meeting  
October 26, 2017, 8:30 AM– 10:00AM  
1100 S Flower St, #3400, Los Angeles, CA 90015**

<b><u>Board Members:</u></b>	Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman
	<b>Late:</b> Channing Henry (Secretary), Daniel Taban (Vice President)
	<b>Absent:</b> Paul Keller, Faye Washington, Jim Pugh
<b><u>Staff/Contract:</u></b>	Ellen Riotto, Katie Kiefer, Wallis Locke, Josh Kreger, Victor Gonzalez (Clean Team Program Manager, LACC), Johnthan Hunter (Safety Team Program Manager)
<b><u>Guests:</u></b>	Chase Pense, Robert Duke, Andrea Borgen, Tom Shrout, Paul Danna, Masis Mesropian, Victor GRanco, Susan Bartley, Kathy Klingele, Simon Kaplan, Patrick Caster, Danny Reedy, Carolyn Gardner, Robert Gross, Lilie Gross, Keith Gould, Jim White, Cinnia Finfer, Doyle McDonald, Jimmy Delshad, Lizeth Zardeneta
<b><u>TOTAL in Attendance:</u></b>	<b>37 attendees</b>

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**CALL TO ORDER** Bieker called the meeting to order at 8:30 AM.

**1. Welcome & Introductions**

**2. Public Comment / Announcements**

- No public comments
- Announcements
  - Los Angeles Conservation Corps (LACC) introduced two team members to the South Park BID (SPBID) Board and meeting attendees.

**3. Review and approve August 24, 2017 Minutes**

***Action Item***

**Riotto motions to approve August's Board meeting minutes. Buente approves; Toennies seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman

**All opposed:** none

**Abstentions:** none

**LATE:** Henry joins the Board meeting.

**4. Presentation: 1133 S Hope St, Jacklyn Tate**

- Full Star Properties is a China-based firm. The 1133 Hope project is their first Los Angeles-based project.
- The project is dealing with a zero-lot line, which makes construction very difficult.
- 1133 Hope will be a mixed used development made up of ground floor retail and condos. The project is slated for 208 condo units and a rooftop garden.
- To be mindful of Flower St. Lofts, the following design recommendations have been integrated into the project,
  - Rather than all auto traffic utilizing Pembroke Ln., an ingress driveway has been added on Hope St to mitigate traffic. This is in addition to the originally proposed ingress/egress driveway to be utilized via Pembroke Ln.
  - Setbacks were increased to accommodate alley use for all stakeholders along Pembroke Ln.
  - A dog path was added to enhance the alleyscape.
  - A living landscape wall was added to the building's alley-side design. This was done to specifically enhance the building's features along the alleyscape and for current residents who's unit will look out onto 1133 Hope.
- Project specifics,
  - There are 7 levels of parking. 2 are below-grade, with 5 levels above-grade.
  - There will be a dedicated loading bay off the alley for the retail and condos.
  - 10K RSF is dedicated to outdoor amenity space. 18K RSF indoor amenity space is currently planned.
  - 3 retail spaces are currently slated. Full Star is not planning for any retail spaces to be cook and serve retailers (ie: full service restaurants).
- Comments,
  - LUMA residents are concerned about dust mitigation while the project gets built.
  - While a landscape wall along Pembroke Ln. alley is beneficial to current residents along the alley, it is recommended to add landscaping elements to the Hope St. side of the project. Any landscape that could be incorporated with the podium parking screening would be beneficial to the overall streetscape.

**LATE: Taban joins the Board meeting.**

**5. Legislative Update from Assembly Member Santiago**

- Assemb. Santiago provided an overview of his district's accomplishments for 2017. Topics included,
  - Creating mobile sources for cap and trade,
  - Carried a bill to stop Measure S and the devastating impacts on the district,
  - Participated in an historical housing package,
  - Cut down CEQA process to 290 days,
  - Started the conversation around childcare and sick leave for parents,
  - Stated a resolution on homelessness,

**6. Presentation: Olympia, Simon Kaplan, City Century**

- City Century is an LA-based redevelopment company who focused on large-scale, urban infill projects. The LA team has practical or sentimental ties to Los Angeles; such as being born in LA or working in the City for many years.

- The question City Century posed to themselves for Olympia: How do you plan for the community of tomorrow while DTLA is experiencing a dynamic renaissance of development?
- Olympia is comprised of 3 towers, ranging in size from 65, 53, and 43-stories respectfully.
  - All 3 towers are connected by a single parking podium and ground floor retail spaces.
  - The specific tower-uses are being evaluated; all residential or a hotel/residential mix is currently being assessed. The residential type is currently slated as condos.
    - All residential will yield 1,367 units.
    - A hotel/residential mix will yield 1K hotel keys and 367 units.
- Skidmore, Owings & Merrill LLP is tasked with Olympia's design.
  - Olympia's rooftops spaces will create community.
  - Inspiration is drawn from merging urban density with landscape to foster the indoor/outdoor connection.
  - Skidmore is looking to continue the design continuity that is currently in place along Georgia St.
- Comments,
  - The entitlement schedule (tentative) is as follows,
    - Olympia is currently in CEQA process through first half of 2018.
    - Scheduling final approvals for Q4-2018.
    - First half of 2019, Olympia is set to break ground.
    - The public comment period for the project is still open.

## 7. Treasurer Update (Bob Buente, Treasurer)

- South Park BID & SPII
  - SPBID staff is currently in budgetary phase to prep for 2018.
  - The MyFigueroa reimbursement timeline is still unclear. SBPID staff and accounting are working closely to address this.

## 8. Committee Reports

- a. **SOBO / EBO** (Bob Buente, Committee Chair)
  - i. Pico Station Improvements – Update
    - The improvements are close to complete.
    - Completed to-date: the new Metro pin, sidewalk lighting, and krail vinyl wrap.
    - To complete: fencing is being fabricated, landscaping will follow once the fencing is installed.
    - The project is under budget and will provide safety and appearance enhancements to the station and the district.
    - The pin sign's name change is progressing. Metro is handling public outreach on the name change and SPBID does not expect push back.
  - ii. MyFigueroa Project, Letter to LADOT
    - SPBID is supportive of projects that provide multimodal options.
    - That being said, the MyFigueroa (MyFig) project along 11<sup>th</sup> St. has had little to no progress since it broke ground. SPBID has frequently

**Action Item**

communicated stakeholder complaints to MyFig on several topics:  
LADOT’s lack of communication, delay in work and safety concerns.

- Riotto and the Board’s Executive Committee drafted a letter for the full Board to review. Riotto feels a letter with each Board member’s signature of support will carry more weight.

**Riotto motions to approve the MyFig letter to be signed by all Board members and submitted to LADOT. Taban approves; Wu seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

iii. Name Change

**Action Item**

- Last SOBO meeting, it was discussed that the committee title should be changed. The committee’s current acronym does not accurately describe what the committee does. Therefore, Riotto would like to change the committee’s title to “Infrastructure and Planning Committee.”

**Riotto motions to approve changing the SOBO Committee to title to “Infrastructure and Planning Committee.” Buente approves; Henry seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

b. **DISI** (Terri Toennies, Committee Chair)

i. Name Change

**Action Item**

- Just like with SOBO’s name change, the “DISI” acronym does not accurately describe what the committee does. Therefore, Riotto would like to change the committee’s title to “District Identity and Marketing.”

**Riotto motions to approve changing the DISI Committee to title to “District Identity and Marketing.” Toennies approves; Buente seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

c. **SPII** (Faye Washington, Committee Chair)

i. Formation Reimbursements

**Action Item**

- During the most recent committee meeting, the Formation Fee Reimbursement analysis was shared.
- For background, ten entities split the cost to form South Park II (SPII). The analysis breaks out what each entity gets reimbursed. Reimbursement checks will be distributed before year end.

**Riotto motions to approve the Formation Fee Reimbursement analysis.  
Zeidman approves; Taban seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

ii. Dissolve Committee

**Action Item**

- With SPBID successfully renewing Greater South Park and SP11, the SP11 committee is not needed effective January 1, 2018.
- SPBID is looking forward to welcoming SP11 formally into the Greater South Park BID.

**Riotto motions to dissolve the SP11 Committee. Tham approves; Buente seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

**9. Secretary Update (Channing Henry, Secretary)**

a. **2018 Board Slate**

**Action Item**

- SPBID annually holds an open nomination process for stakeholders to join South Park Stakeholders Group (SPSG), the managing entity of SPBID.
- SPBID received 6 applications. The applications were judged on a number of criteria: past participation, what type of stakeholder they are and the current Board composition. Riotto thanks all applicants for applying and encourages the applicants to continue participating in the BID's activities and committees.
- There are 3 changes to the slate that should be taken into account,
  - Nusbaum will not be renewing his seat on the Board. Rather, he will act as proxy to Patrick Caster, who has been nominated to represent the CHMC.
  - Ann Hickambottom is no longer with YWCA. Therefore, May Tham is slated as Faye Washington's new proxy to represent YWCA.
  - Paul Keller's proxy will change from Mark Wareham to Del Morais in representing Mack Urban.

**Riotto motions to approve the recommended 2018 SPSG Board slate. Buente approves; Henry seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

b. **2018 Meeting Schedule**

**Action Item**

- Each year, SPBID proactively schedules all Board and committee meeting dates and times. For the upcoming 2018 calendar year, SPBID is making the executive decision for all meetings to start at the same time. Committees and

Board meetings having different times causes confusion. Therefore, all 2018 meetings will start at 8:30 AM.

- Now that both the DISI and SOBO committee name changes have been approved, the Meeting Schedule titles will be changed.

**Riotto motions to approve the 2018 Board and Committee Meeting Schedule. Taban approves; Buente seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

## 10. Executive Director Update

### a. 2018 Vendor Budget Proposals

#### *Action Item*

- Riotto has been in constant negotiations for 2018's clean and safe contracts. Los Angeles Conservation Corps (LACC)'s contract is for the district's clean services. StreetPlus' contract is for the district's safety services.
- The budgets incorporate new equipment, labor increases as well as taking needed field supplies into account.
- Both vendors submitted budgets to be approved by the Board. Once approved, the next steps will be generative contracts with each vendor. The contracts will be for one-year terms, with an option to renew.

**Riotto motions to approve the 2018 vendor budgets. Zeidman approves; Taban seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

### b. 2018 Budget Review

#### *Action Item*

- Overall 2018 budget review is underway.
- There is \$70K earmarked for vendor and capital purchases in 2017 so that the equipment is ready to be used on January 1, 2018.
- On the revenue side of the 2018 budget, it is harder to determine the 2018 starting point. This is mainly due to SPBID having to estimate when construction project will finish and when their Certificates of Occupancy will trigger their assessment rates.

**Riotto motions to approve the 2018 Budget Review. Buente approves; Zeidman seconds.**

**All in favor:** Robin Bieker (President), Bob Buente (Treasurer), Terri Toennies, May Tham, Nathan Nusbaum, Terry Rubinroit, Rich Wu, Lee Zeidman, Channing Henry (Secretary), Daniel Taban (Vice President)

**All opposed:** none

**Abstentions:** none

## 11. Upcoming Meetings & Events:

- 10/28/17:** Green Carpet Feat. COW Café, 9:00 AM – 12:00 PM
- 11/8/17:** DISI Committee Meeting, 9:00 AM – 10:30 AM

- i. With the now approved 2018 Meeting Schedule having committees start at 8:30 AM, the November 8 DISI meeting will be changed to 8:30 AM. This start time will be communicated in e-blasts and to all RSVPs.
- c. **11/29/17:** Annual Meeting, 1149 S Hill St, 6:00 PM – 8:00 PM

**Annual Meeting: Nov. 29, 2017; 6:00 PM – 8:00 PM, LBA Theater, 1149 S Hill St**

**ADJOURNMENT** Bieker adjourned the meeting at 9:54 AM.

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*Minutes recorded by Kiefer.*